



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: November 4, 2004

Case File No./Project Name: DR2004-0121 Progress Ridge Area C Modifications

Summary of Application: The applicant is requesting Design Review approval to modify the approved design plans for Area C of the Progress Ridge Planned Unit Development (Original Case File No. BDR 2002-0180). The request includes the following modifications: changes to the approved grading; changes to the location of building walkways, constructing the accessway connecting SW Mallard Lane and the Commercial area south of Area C, and associated changes to the location of the buildings and landscape areas.

Due Date for Written Comments: November 24, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Sambo Kirkman **Phone Number:** 503-350-4083

Facilities Review Committee Meeting Date: November 24, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Map: 2S105AB Tax Lot: 4500

Site Address: Generally located at the intersection of SW Mallard Ln. and SW Horizon Blvd.

Zoning: Town Center- High Density Residential (TC-HDR)

Neighborhood Association Committee: Neighbors Southwest

Applicable Development Code Approval Criteria: Section 40.20.15.2.C

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.